



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE # V0015-24

RECEIVED: **RECEIVED**

**JUN 06 2024**

**Bonner County  
Planning Department**

- Administrative Variance
- Public Hearing Required

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- Front yard setback
- Rear yard setback
- Side yard setback
- Water front setback

The applicant is requesting a 2 foot setback to allow for the construction of:  
(Specify the type of structure and use) Accessory Building

Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Brian Wood

Mailing address: \_\_\_\_\_

City: Sandpoint State: ID Zip code: 83864

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Norvon Skriuseth

Company name: Flemming Creek LLC

Mailing address: 510752 Hwy 95

City: Bonners Ferry State: ID Zip code: 83805

Telephone: 208 610 9858 Fax: \_\_\_\_\_

E-mail: Norv@flemingcreekhomes.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: \_\_\_\_\_

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PARCEL INFORMATION:**

Section #:	19	Township:	58N	Range:	1 West	Parcel acreage:	100
Parcel # (s):	RP 58 N01W 190 751 A						
Legal description:							
Current landowner's name:	Brion Woods						
Current zoning:	AF20	Current use:					
What zoning districts border the project site?							
North:	AF20	East:	X				
South:	X	West:	X				
Comprehensive plan designation:	Ag Forest						
Uses of the surrounding land (describe lot sizes, structures, uses):							
North:	Ag Forest						
South:							
East:							
West:							
Within Area of City Impact?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:				
Detailed directions to site:							

**NARRATIVE STATEMENT:**

Describe whether conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control. BCRC 12-234(a) *Explain why it is not possible to comply with the ordinance standards. Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks.*

Because it is on existing operation with use of scales  
We would like to cover scales

Explain how special conditions and circumstances do not result from the actions of the applicant. BCRC 12-234(b) *Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel?*

Scale was and has been existing for 30 years

Explain how granting the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. BCRC 12-234(c) Explain how the proposed use is compatible with adjoining land uses. Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? Are there effects of elements on adjoining property such as noise, light glare, odor, fumes and vibration?

There is No danger to neighbors  
 properties as it is pasture ground  
 and timber  
 No Home within 1000 feet

**ACCESS INFORMATION:**

Please check appropriate boxes:

Private Easement     Existing     Proposed  
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: \_\_\_\_\_

Public Road     Existing     Proposed  
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: \_\_\_\_\_ pavement

Combination of Public Road/Private Easement     Existing     Proposed  
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
 \_\_\_\_\_  
Pasture  
 \_\_\_\_\_  
 \_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water):  
 \_\_\_\_\_  
No  
 \_\_\_\_\_

Is site within a floodplain?  Yes  No

Firm Panel #: \_\_\_\_\_

Map designation: \_\_\_\_\_

Springs & wells: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_  
*U/A*

Land cover (timber, pastures, etc): \_\_\_\_\_  
*pasture*

Are wetlands present on site?  Yes  No

Source of information: \_\_\_\_\_

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

*Ponhandle Health District / Septic System*

Proposed Community System - List type & proposed ownership:

Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water will be supplied by:

Existing public or community system - List name of provider: \_\_\_\_\_

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual well: \_\_\_\_\_

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_

Distance (in miles) to the nearest:

Public/Community Sewer System: 5 mi

Solid Waste Collection Facility: 3 mi

Public/Community Water System: 5 mi

Fire Station: 5 mile

Elementary School: 5 mile

Secondary Schools: 4 mile

County Road: 0

County Road Name: 0

Which fire district will serve the project site? \_\_\_\_\_

Which power company will serve the project site? \_\_\_\_\_

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: \_\_\_\_\_

Population: \_\_\_\_\_

School facilities & Transportation: \_\_\_\_\_

Economic Development: \_\_\_\_\_

Land Use: \_\_\_\_\_

Natural Resources: \_\_\_\_\_

Hazardous Areas: \_\_\_\_\_

Public Services: \_\_\_\_\_

Transportation: \_\_\_\_\_

Recreation: _____
Special Areas or Sites: _____
Housing: _____
Community Design: _____
Implementation: ( Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Bevin L Wood Date: 6-6 2024

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_